



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2206216

Applicant Name: Curtis McGuire

Address of Proposal: 1130 Broadway

SUMMARY OF PROPOSED ACTION

Master Use Permit to change the use of existing 13,444 square foot car repair garage, (last used as a whole sale fish company), to indoor participant sports and recreation (bowling alley). Project includes a 2,000 ft expansion of the existing restaurant (The Garage). Project also includes parking for 41 vehicles to be provided in an existing surface parking lot.

The following approvals are required:

SEPA – Environmental Determination
Chapter 23.05 Seattle Municipal Code

Special Exception – To allow less the required quantity of parking for a bowling alley.
Chapter 23.47.044.C Seattle Municipal Code

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition
or involving another agency with jurisdiction.

BACKGROUND DATA

The site is located in the Capital Hill Neighborhood east of downtown Seattle at 1130 Broadway. This site is comprised of one parcel, which total approximately 28,536 square feet. The zoning of this lot is Neighborhood Commercial 3 (NC3) with a sixty five foot height limit. The property is also located in the Pike Pine Urban Village (PP UCV) and in a Pedestrian 1 (P1) zone.

Site & Vicinity

The site currently contains one structure, originally constructed in 1927 to house an auto maintenance and repair shop. Currently the southern half of the building is home a restaurant/pool hall named The Garage. The structure contains approximately 13,680 square feet. Directly north of the project site is an auto sales showroom and office and south is a parking garage for the North West Medical Center and Silver Cloud Hotel is under construction on the other side of the parking garage.

Proposal

The applicant proposes to remodel the existing structure into a split level bowling alley and expand the existing restaurant by connecting the two uses through the existing common wall. The proposal also includes a request for a special exception to provide fewer than the required number of parking spaces. Bowling alleys, unlike other indoor participant sport uses, require 5 parking spaces per lane. The applicants are proposing to provide 14 lanes which has a parking requirement of 70 spaces. They have requested a special exception under section 23.47.044.C of the Commercial Chapter of the land use code.

Public Comment

No comment letters were received from the public during the comment period that ended on November 20, 2002. After the initial plan review the applicants requested a special exception and the application was re-noticed. The second comment period ended on February 12, 2003 without receiving public comment.

ANALYSIS – SEPA

Environmental review resulting in a Threshold Determination is required pursuant to the State Environmental Policy Act (SEPA), WAC 197-11 and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated October 28, 2002. The information in the checklist and the experience of DCLU with review of similar projects forms the basis for this analysis and decision. The project site is not located in a mapped or otherwise identified Environmentally Critical Area (SMC 25.09.100) so the application is not subject to the provisions of the Critical Areas Ordinance.

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states, in part: "Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation," subject to some limitations. Under such limitations/circumstances (SMC 225.05.665 D1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short-Term Construction Impacts

The short-term, construction related impacts anticipated from the proposal are as summarized in the following list:

- Air Quality --- Increased dust and particulate matter due to construction activities and hauling of waste materials.
- Construction Impacts --- An increase in use of the sidewalk adjacent to new use may effect pedestrian flow
- Noise --- Increased noise during construction

The Department of Design Construction and Land Use has analyzed and annotated the environmental Checklist submitted by the applicant; reviewed the project plans and any additional information on file; and any comments which were received regarding this proposed action have been considered. As indicated in the checklist, this action will result in adverse impacts to the environment. However due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665)

Long-Term Impacts

The long-term use-related impacts anticipated to result from approval of this proposal are summarized in the following list:

- Parking and Traffic --- anticipated increased trip generation
- Light and Glare --- anticipated exterior lighting and headlight of vehicles using parking lot

The project proposes 41 parking spaces, the adequacy of these spaces and there potential impact is analyzed in a subsequent section of this decision. Increased light and glare from vehicle headlights and exterior lighting of the outdoor seating area is not expected to adversely affect the surrounding area because the parking area is already present in this location and its spaces are positioned towards building walls. The Land Use Code provides mitigation for the long-term impacts summarized above. Compliance with these applicable codes is adequate to achieve sufficient mitigation for the long-term impacts resulting from the project.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030.(2)(C).
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS - SEPA

NONE.

ANAYLISIS - SPECIAL EXCEPTION

Special Exception pursuant to Section 23.47.044.C allows additional parking waivers for projects within commercial zones with a pedestrian overlay. In a P1 zone additional waiver of up to but not beyond the maximum size permitted for specified uses. All requests for such waiver must be evaluated to meet the following factors:

- a. *anticipated parking demand for the proposed use;*
- b. *the extent to which an additional parking waiver is likely to create or add significantly to spillover parking in adjacent residential areas;*
- c. *the availability for shared parking opportunities within eight hundred (800) feet of the business*
- d. *Whether land is available for parking with out demolished an existing commercial structure, displacing a commercial use or rezoning property commercial.*

Based on information proposed by the applicant in there plans, and transportation analysis and review by the assigned land use planner, the following findings are made with respect to the above cited criteria:

- a. A traffic analysis was done on the existing use, pool hall, which occupies the south half of the structure. This study surveyed patrons of the pool hall over a four day period from Thursday October 17, 2002 to Sunday October 20, 2002. Of the 372 people who visited the pool hall during the survey more than 50% percent came from the capital hill/downtown area. The survey also showed that 60% of all the patrons' survey used alternative modes of transportation or car pooled to arrive at the pool hall. The analysis of the proposal indicated the addition will result in an increased parking demand the demand is not expected to exceed the available quantity of parking spaces.
- b. The proposed use is likely to create the need for additional parking but it is not expected to be so significant that it warrants not granting the wavier. The projected hours of operation are evenings and weekends. Because these hours differ dramatically from the businesses surrounding the proposal the increased demand is not expected to exceed on available quantity of on street parking.
- c. The applicant has not found opportunities available for shared parking within 800 feet of the project site.
- d. The applicants do proposed to provide 41 parking spaces on site. They have accomplished this through purchasing an existing surface parking lot adjacent to the north half of the building. The lot was established as parking in 1996 by permit number 686380. There are no binding covenants on this property.

DECISION- SPECIAL EXCEPTION

The Special Exception to reduce the required number of parking spaces from 70 to 41 is granted.

CONDITIONS – SPECIAL EXCEPTION

None.

Signature: (Signature on File) Date: March 20, 2003
Glenda Warmoth, Land Use Planner
Department of Design, Construction and Land Use
Land Use Services

GW:bg

RADERG\H:\projects\MUP\SEPA\2206216\dec6216.doc